



## Westfield-Washington Township Advisory Plan Commission (APC)

Minutes of the June 21, 2022 APC Meeting

*Presented for approval: July 5, 2022*

Westfield-Washington Township Advisory Plan Commission  
met at 7:00 p.m. on Tuesday, June 21, 2022 at Westfield City Hall.

*Active links for this meeting:*

[June 21, 2022 APC Agenda & Exhibits](#)

[June 21, 2022 YouTube Video](#)

### **OPENING OF MEETING**

[\*You Tube Time: 0:03\*](#)

#### **Roll Call**

**Commissioners Members Present In-Person:** Kristen Burkman, Matt Deck, Ginny Kelleher, Robert Horkay, Mike Johns, Andre Maue, Victor McCarty, and Dave Schmitz.

**Commissioners Present Virtually:** None

**Commissioners Absent:** Cindy Spoljaric.

**City Staff Present In-Person:** Kevin Todd, Director and Pam Howard, Assistant Director.

**City Staff Present Virtually:** None.

**Legal Counsel Present:** Beth Copeland with Taft Stettinius & Hollister LLP.

### **APPROVAL OF MINUTES**

Kelleher motioned to approve the June 6, 2022 Minutes with corrections to Public Hearing time.

Burkman seconded. Motion passed. Vote 8-0.

### **REVIEW RULES AND PROCEDURES**

Howard reviewed APC rules and procedures.

### **CHANGES TO AGENDA**

[\*YouTube time: 3:00\*](#)

### **CONSENT AGENDA ITEMS**

[\*YouTube Time: 3:21\*](#)

#### **2201-DDP-02**

##### **Northpoint Building 2**

*Northwest Corner of East Street and Fenside Crossing*

**DDP:** Holladay Properties by Kimley-Horn & Associates request Detailed Development Plan review of a 168,000 square foot industrial building on 13.12 acres +/- in the Northpoint Planned Unit Development District.

*(Planner: Caleb Ernest - cernest@westfield.in.gov)*

#### **2204-DDP-13**

##### **Hageman Group 55+ Mixed Use**

*East Side of Wheeler Road, Approx 500 feet north of 181st Street*

HG Acquisition Company, LLC by Cripe requests Detailed Development Plan review of a 57,090 square foot mixed-use building on 8.56 acres +/- in the Grand Park Village PUD District.

*(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)*

Maue motioned to approve the Consent Agenda as presented in the Staff Reports.

Kelleher seconded. Motion passed. Vote 8-0.

*Agendas and minutes for all City meetings are updated and available at the City's website.*

*Website: [www.westfield.in.gov](http://www.westfield.in.gov) / Community Development Department E-mail: [community@westfield.in.gov](mailto:community@westfield.in.gov)*

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## **ITEMS OF BUSINESS**

### **2111-PUD-27**

[\*YouTube Time 4:02\*](#)

#### **TowneRun PUD**

*Northwest corner of Towne Rd & West 146th Street*

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun PUD District.

(Planner: Kevin Todd - [ktodd@westfield.in.gov](mailto:ktodd@westfield.in.gov))

This item was continued.

### **2206-ODP-05 & 2206-SPP-05**

*YouTube Time*

#### **Midtown at Westfield**

*Northwest corner of 191st Street & East Street*

Henke Development Group by Weihe Engineers requests Overall Development Plan and Primary Plat approval for three (3) Lots and two (2) Blocks on 37.78 acres +/- in the Midtown at Westfield PUD District.

(Planner: Daine Crabtree - [dcrabtree@westfield.in.gov](mailto:dcrabtree@westfield.in.gov)) (Presenter: Kevin Todd – [ktodd@westfield.in.gov](mailto:ktodd@westfield.in.gov))

Staff presentation / APC comments.

Kelleher motioned to approve 2206-ODP-05 & 2206-SPP-05 with recommended conditions.

McCarty seconded. Motion passed. Vote 8-0.

## **PUBLIC HEARING ITEMS**

*No Public Hearing Items*

## **ITEMS CONTINUED TO A FUTURE MEETING**

### **2008-PUD-09 [CONTINUED]**

#### **Northpoint II PUD**

*North side of SR 38 between Anthony Road and Hinkle Road*

Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahn, LLP requests a change of zoning for 183.5 acres +/- from the AG-SF1: Agriculture/Single-family Rural District to the Northpoint II PUD District.

(Planner: Pam Howard - [phoward@westfield.in.gov](mailto:phoward@westfield.in.gov))

### **2108-PUD-21 [CONTINUED]**

#### **Grand Millennium Center PUD Amendment I**

*North of David Brown Drive, East and West of Westfield Blvd*

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

(Planner: Pam Howard - [phoward@westfield.in.gov](mailto:phoward@westfield.in.gov))

### **2112-ODP-26 [CONTINUED]**

#### **Southpark Industrial**

*16465 Southpark Drive*

CTC02, LLC by Total Engineering Solutions Co. requests Overall Development Plan review of one Lot on 3.69 acres +/- in the Southoak PUD District.

(Planner: Caleb Ernest - [cernest@westfield.in.gov](mailto:cernest@westfield.in.gov))

### **2203-PUD-05 [CONTINUED]**

#### **Towns at Union PUD**

*East of and adjacent to Union Street and south of David Brown Drive*

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*Website: [www.westfield.in.gov](http://www.westfield.in.gov) / Community Development Department E-mail: [community@westfield.in.gov](mailto:community@westfield.in.gov)*

Pulte Homes of Indiana, LLC by Nelson & Frankenberger, LLC request a change of zoning of 12.85 acres +/- from the AG-SF1 District to the Towns at Union PUD District.  
(Planner: Caleb Ernest - [cernest@westfield.in.gov](mailto:cernest@westfield.in.gov))

## **2205-PUD-09 [CONTINUED]**

### **iBeach31 at Grand Park PUD**

*724 East 181st Street*

iBeach31, LLC by Church Church Hittle + Antrim request a change in zoning for 3 acres +/- from OI-PD: Open Industrial / Planned Development District to the iBeach 31 at Grand Park Planned Unit Development (PUD) District.

(Planner: Ryan Collingwood - [rcollingwood@westfield.in.gov](mailto:rcollingwood@westfield.in.gov))

## **2206-ODP-06 & 2206-SPP-06 [CONTINUED]**

### **Springwater**

*East side of Westfield Blvd/Union Street, North of 161st Street*

Apollo Developers, LLC by HWC Engineering requests Overall Development Plan and Primary Plat approval for 90 Single-family Attached residential Lots on 50.5 acres +/- in the Springwater PUD District.

(Planner: Ryan Collingwood - [rcollingwood@westfield.in.gov](mailto:rcollingwood@westfield.in.gov))

## **2206-PUD-11**

### **Towne Road Crossing PUD Amendment I [CONTINUED]**

*South of SR 32, west of Little Eagle Creek Avenue*

H&H Stables, LLC by Nelson & Frankenberger, LLC requests an amendment to the Towne Road Crossing PUD to permit an Equestrian Facility and a maximum of thirty (30) residential Lots on 69 acres +/- in the Towne Road Crossing PUD District.

(Planner: Daine Crabtree - [dcrabtree@westfield.in.gov](mailto:dcrabtree@westfield.in.gov))

## **2206-PUD-12**

### **Andover PUD Amendment - Parcel "I" Daycare [CONTINUED]**

*East Side of Grassy Branch Rd., Approx. 200 feet south of Mere Blvd.*

NVS Properties 20, LLC by Murphy Real Estate Services requests an amendment to the Development and Architectural Standards of Parcel I of the Andover PUD District.

(Planner: Weston Rogers - [wrogers@westfield.in.gov](mailto:wrogers@westfield.in.gov))

## **REPORTS/COMMENTS:**

[YouTube Time: 8:17](#)

- Plan Commission Comments
- Downtown Update
- City Council Liaison
- Board of Zoning Appeals Liaison
- Community Development Department

## **ADJOURNMENT**

McCarty motioned to adjourn the meeting. Deck seconded. Motion passed. Vote 8-0.

The meeting adjourned at 7:18 p.m.

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## **Signature Page for APC Minutes for June 21, 2022**

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Robert Horkay, President

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Ginny Kelleher, Vice President

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Kevin M. Todd, Secretary